HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: March 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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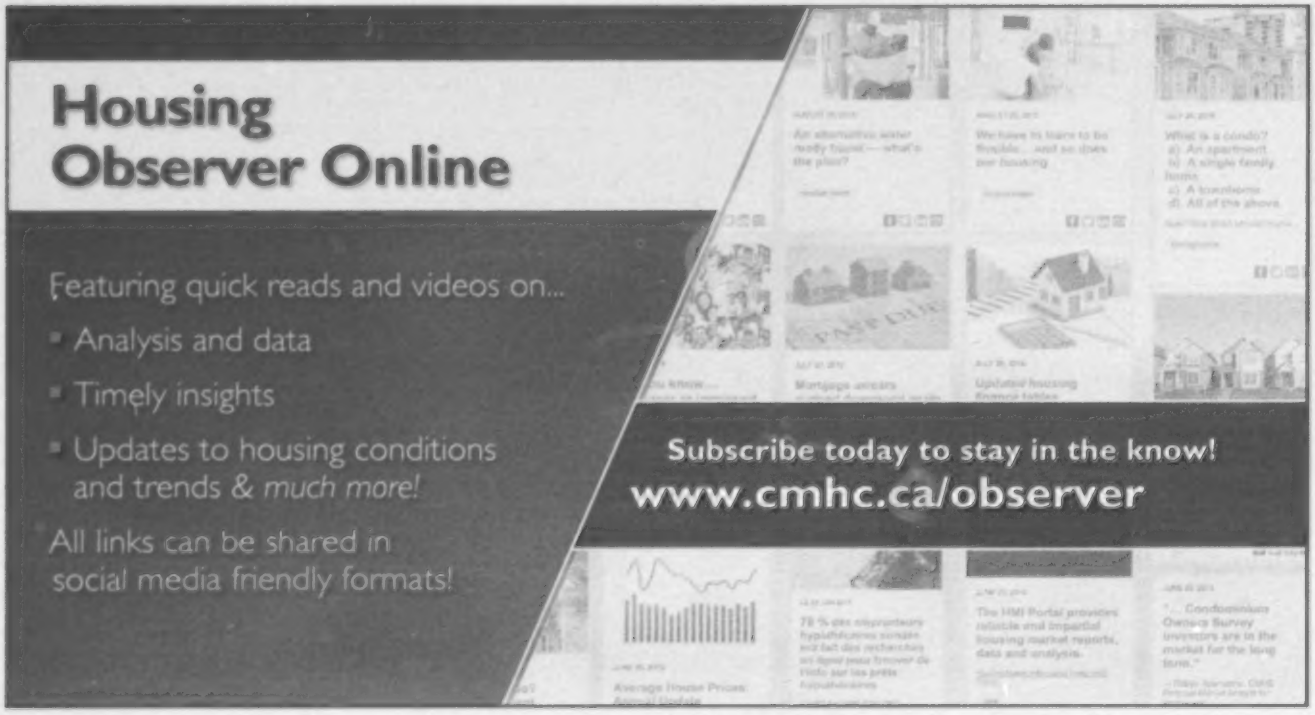
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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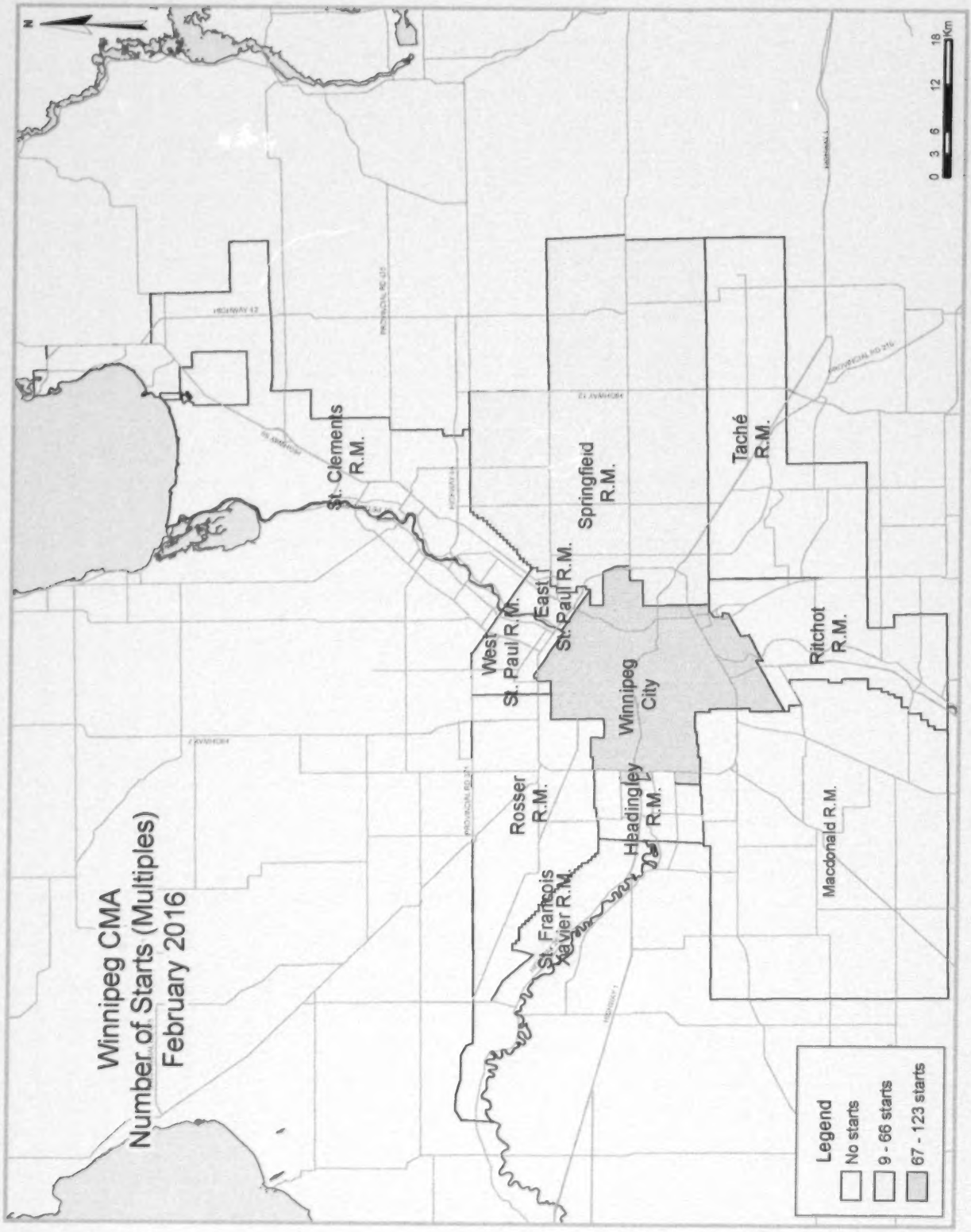
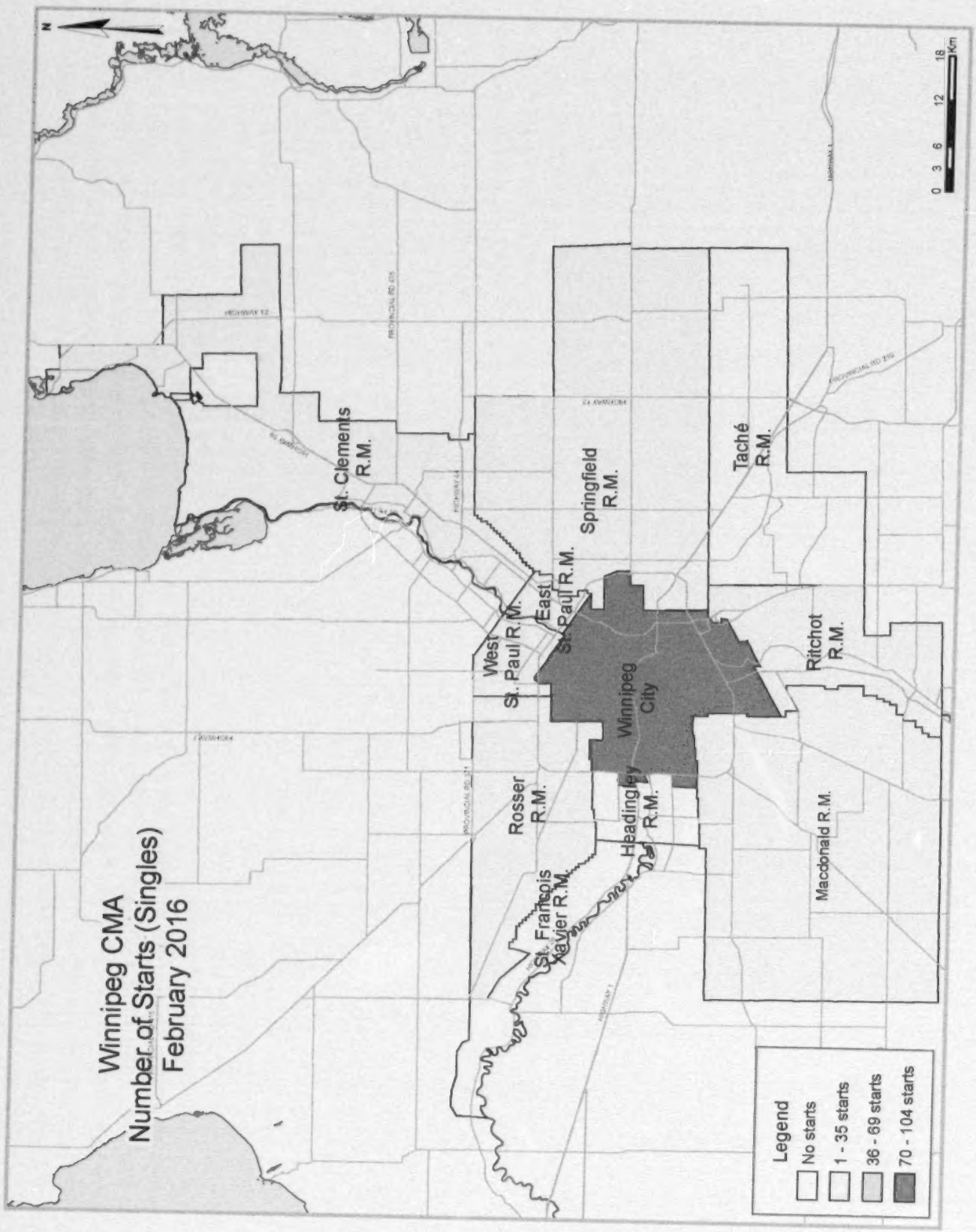
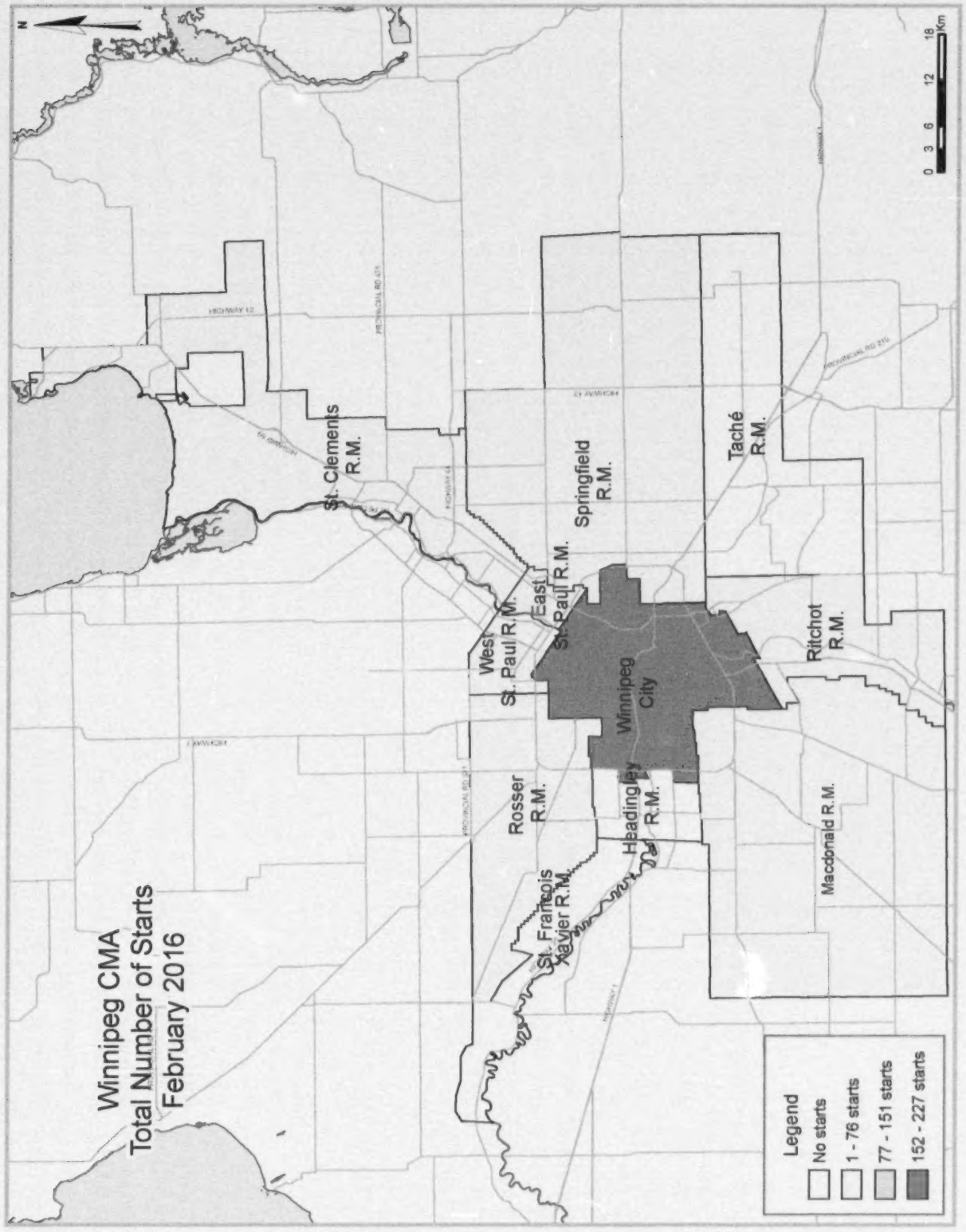
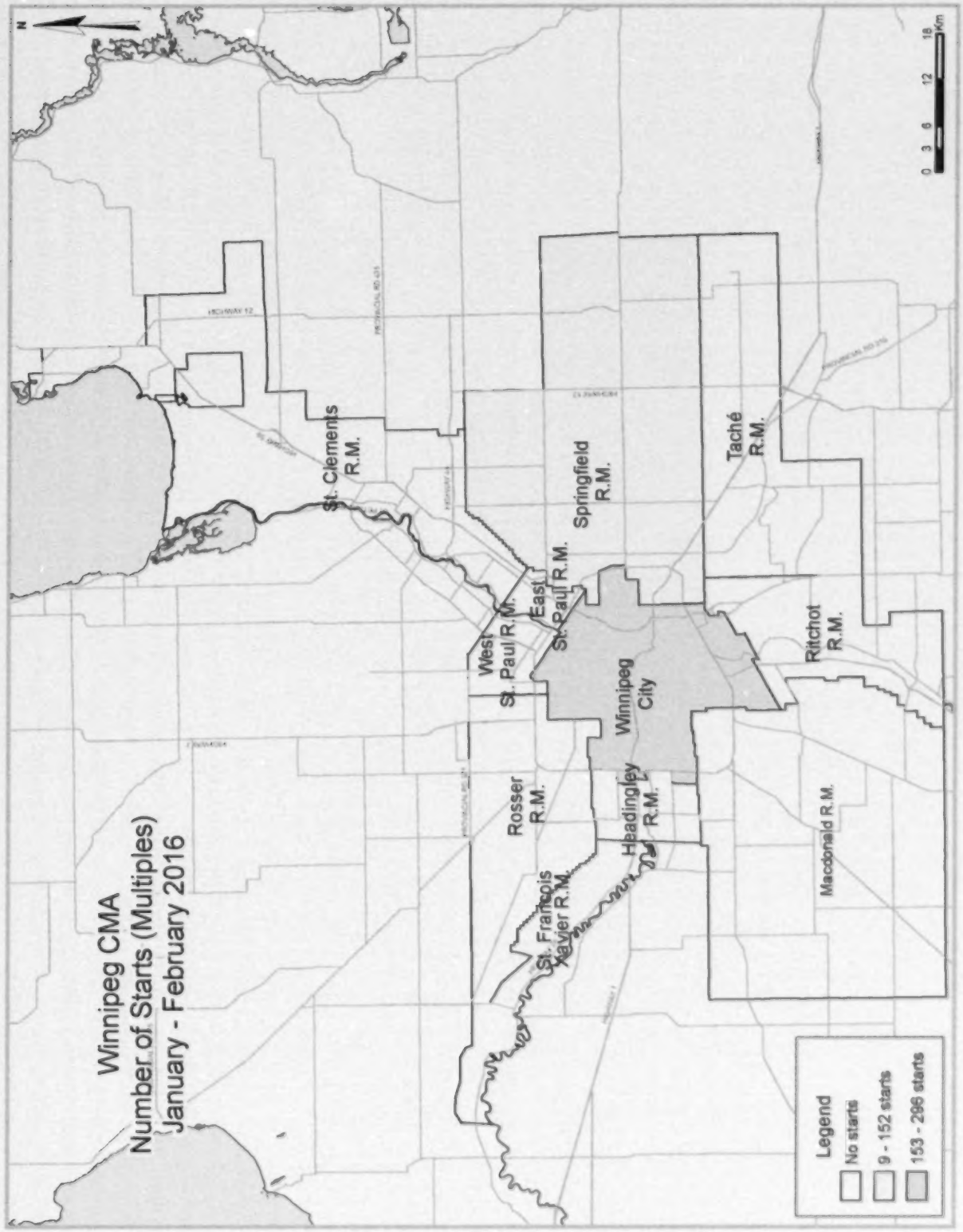
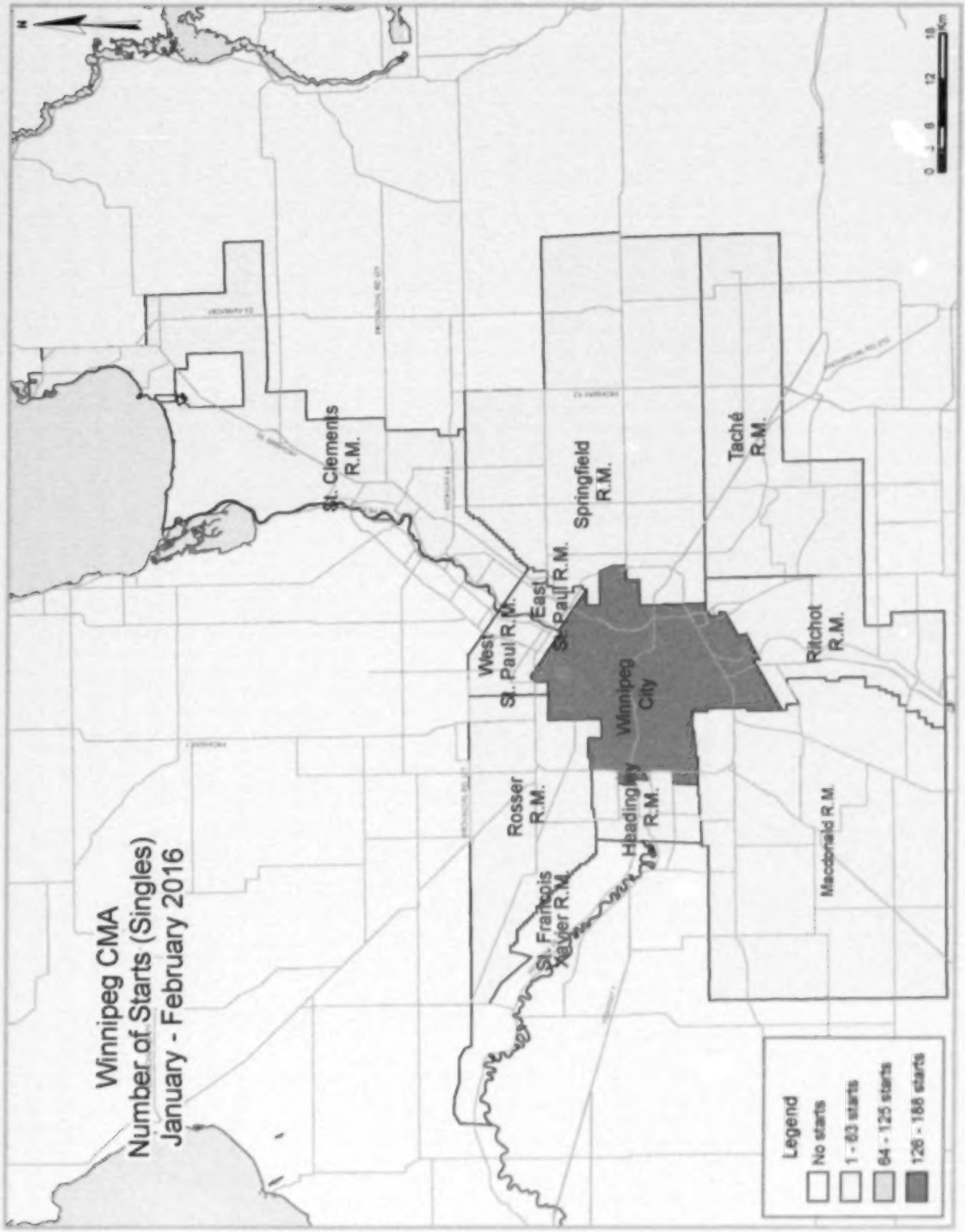
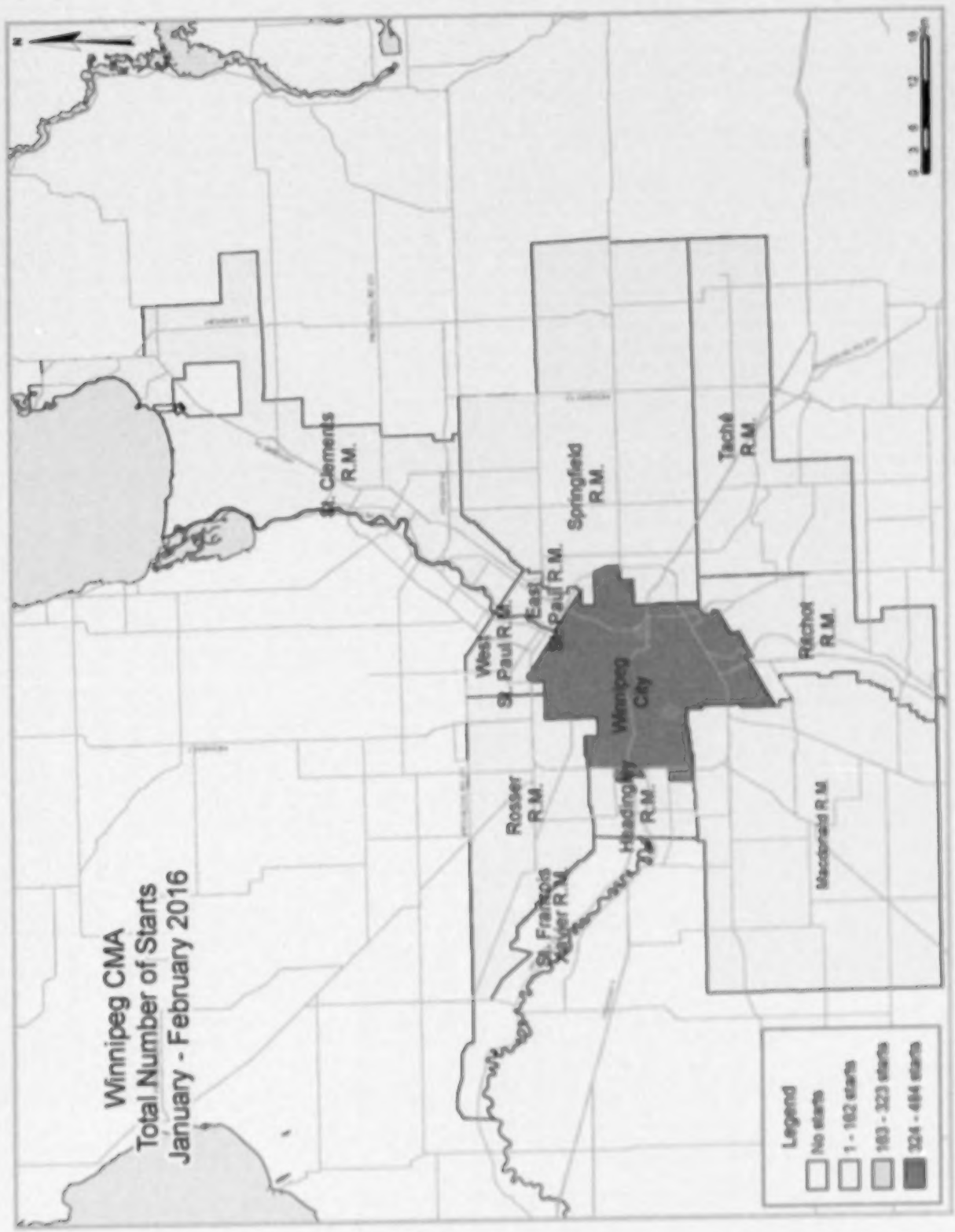

Winnipeg CMA
Number of Starts (Multiples)
February 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
9 - 66 starts
67 - 123 starts


Winnipeg CMA
Number of Starts (Singles)
February 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 104 starts


Winnipeg CMA
Total Number of Starts
February 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 76 starts
77 - 151 starts
152 - 227 starts


Winnipeg CMA
Number of Starts (Multiples)
January - February 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
9 - 152 starts
153 - 296 starts


Winnipeg CMA
Number of Starts (Singles)
January - February 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 63 starts
64 - 125 starts
126 - 188 starts


Winnipeg CMA
Total Number of Starts
January - February 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 162 starts
163 - 323 starts
324 - 484 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2016		
Winnipeg CMA[1]	January 2016	February 2016
Trend[2]	4,513	4,451
SAAR	4,050	3,788
	February 2015	February 2016
Actual		
February - Single-Detached	98	123
February - Multiples	63	132
February - Total	161	255
January to February - Single-Detached	213	234
January to February - Multiples	369	305
January to February - Total	582	539

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
February 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	129	22	0	0	20	60	0	0	231
February 2015	89	6	0	0	12	67	0	0	174
% Change	**34.8**	**nm**	**n/a**	**n/a**	**66.7**	**-10.4**	**n/a**	**n/a**	**32.8**
Year-to-date 2016	229	38	0	0	48	60	0	196	531
Year-to-date 2015	213	38	0	0	20	67	48	227	613
% Change	**7.5**	**0.0**	**n/a**	**n/a**	**140.0**	**-10.4**	**-100.0**	**-13.7**	**-13.4**
UNDER CONSTRUCTION									
February 2016	812	170	61	11	201	1,200	72	3,688	6,205
February 2015	1,139	84	17	11	209	1,420	61	1,780	4,661
% Change	**-28.7**	**102.4**	**258.8**	**0.0**	**-3.8**	**-15.5**	**18.0**	**107.2**	**33.1**
COMPLETIONS									
February 2016	220	20	0	0	14	0	11	2	267
February 2015	123	18	4	2	26	170	0	2	345
% Change	**67.1**	**11.1**	**-100.0**	**-100.0**	**-46.2**	**-100.0**	**n/a**	**0.0**	**-22.6**
Year-to-date 2016	311	26	0	0	20	102	11	6	496
Year-to-date 2015	310	26	4	2	26	170	0	70	606
% Change	**0.3**	**0.0**	**-100.0**	**-100.0**	**-23.1**	**-40.0**	**n/a**	**-91.4**	**-18.2**
COMPLETED & NOT ABSORBED									
February 2016	282	37	4	3	72	399	n/a	n/a	795
February 2015	201	12	3	3	88	278	n/a	n/a	585
% Change	**3.0**	**66.0**	**33.3**	**0.0**	**-22.9**	**35.3**	**n/a**	**n/a**	**12.2**
ABSORBED									
February 2016	179	20	0	0	31	24	n/a	n/a	253
February 2015	129	11	1	2	11	50	n/a	n/a	204
% Change	**38.8**	**81.8**	**-100.0**	**-100.0**	**181.8**	**-52.0**	**n/a**	**n/a**	**24.0**
Year-to-date 2016	347	33	0	0	70	109	n/a	n/a	559
Year-to-date 2015	287	19	1	2	13	53	n/a	n/a	375
% Change	**21.0**	**84.2**	**-100.0**	**-100.0**	**nm**	**105.7**	**n/a**	**n/a**	**49.1**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
February 2013	109	14	0	0	0	85	0	0	207
February 2012	82	0	0	0	0	97	0	0	179
East St. Paul R.M.									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Rosser R.M.									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2013	2	6	0	0	3	0	0	0	11
February 2012	3	0	0	0	0	0	0	0	3
Taché R.M.									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	0	0	0	0	0	0	0	0	0
Rest-Reserve									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2013	120	20	0	0	3	85	0	0	228
February 2012	89	0	0	0	0	97	0	0	186

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row-Apt & Other	Single	Row-and-Semi	Apt & Other	Single, Semi and Row	Apt & Other	
UNDER CONSTRUCTION									
Winnipeg City									
February 2016	205	146	0	0	208	1,178	60	1,488	3,085
February 2015	180	72	0	0	100	1,084	70	1,190	2,516
East St. Paul (CA)									
February 2016	12	0	0	0	0	0	0	0	12
February 2015	40	0	0	0	0	0	0	0	40
Headingley (CA)									
February 2016	14	0	0	0	0	0	0	0	14
February 2015	31	0	0	0	0	0	0	0	31
Rockwood (CA)									
February 2016	30	0	0	0	0	0	0	0	30
February 2015	65	0	0	0	0	0	0	0	65
Rosser (CA)									
February 2016	17	0	0	0	0	0	0	0	17
February 2015	53	0	0	0	0	64	0	0	65
Rosser (CA)									
February 2016	3	0	0	0	0	0	0	0	3
February 2015	3	0	0	0	0	0	0	0	3
St. Clements (CA)									
February 2016	46	0	0	0	0	0	0	0	46
February 2015	49	0	0	0	0	0	0	0	49
St. Francois Xavier (CA)									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	8	0	0	0	0	0	0	0	8
Springfield (CA)									
February 2016	36	10	0	0	0	0	0	0	46
February 2015	65	10	0	0	0	0	0	0	75
Tache (CA)									
February 2016	14	0	0	0	0	36	0	0	50
February 2015	45	0	0	0	0	0	0	0	45
West St. Paul (CA)									
February 2016	12	0	0	0	0	0	0	0	12
February 2015	10	0	0	0	0	0	0	0	10
Dno Reserve									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2016	414	178	0	0	208	1,214	70	1,488	3,972
February 2015	1,139	88	0	0	100	1,148	70	1,190	3,681

Source: CMHC (Starts and Completions Survey, Rental Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
February 2016	170	34	0	0	14	0	9	2	227
February 2015	127	4	0	2	26	144	0	2	305
East St. Paul R.M.									
February 2016	2	0	0	0	0	0	0	0	2
February 2015	2	0	0	0	0	0	0	0	2
Headingley R.M.									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
February 2016	10	0	0	0	0	0	0	0	10
February 2015	0	0	0	0	0	0	0	0	0
Rockwood R.M.									
February 2016	3	2	0	0	0	0	0	0	5
February 2015	2	0	0	0	0	0	0	0	2
Rosser R.M.									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2016	11	0	0	0	0	0	0	0	11
February 2015	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2016	10	0	0	0	0	0	2	0	12
February 2015	4	10	0	0	0	0	0	0	14
Taché R.M.									
February 2016	5	0	0	0	0	0	0	0	5
February 2015	7	0	4	0	0	30	0	0	41
West St. Paul R.M.									
February 2016	5	0	0	0	0	0	0	0	5
February 2015	6	0	0	0	0	0	0	0	6
First Nations									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2016	225	36	0	0	14	0	11	2	278
February 2015	153	14	4	2	26	174	0	2	375

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
February 2016	240	23	1	2	72	316	n/a	n/a	654
February 2015	231	10	0	2	70	231	n/a	n/a	544
East St. Paul R.M.									
February 2016	6	0	0	0	0	0	n/a	n/a	6
February 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
February 2016	14	0	0	0	0	0	n/a	n/a	14
February 2015	15	0	0	0	2	0	n/a	n/a	17
Ritchot R.M.									
February 2016	6	2	0	0	0	17	n/a	n/a	25
February 2015	8	1	0	0	22	0	n/a	n/a	31
Rosser R.M.									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2016	4	0	0	0	0	0	n/a	n/a	4
February 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
February 2016	11	2	3	0	0	0	n/a	n/a	16
February 2015	11	4	0	0	0	0	n/a	n/a	15
Taché R.M.									
February 2016	6	0	0	0	0	16	n/a	n/a	22
February 2015	3	0	3	0	0	39	n/a	n/a	45
West St. Paul R.M.									
February 2016	4	0	0	0	0	0	n/a	n/a	4
February 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
February 2016	292	27	4	2	72	349	n/a	n/a	746
February 2015	281	15	3	2	94	270	n/a	n/a	665

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
February 2016	131	18	0	0	31	56	n/a	n/a	236
February 2015	110	3	0	2	11	23	n/a	n/a	149
East St. Paul R.M.									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
February 2016	10	0	0	0	0	0	n/a	n/a	10
February 2015	0	0	0	0	0	0	n/a	n/a	0
Ritchot R.M.									
February 2016	3	1	0	0	0	0	n/a	n/a	4
February 2015	2	0	0	0	0	8	n/a	n/a	10
Rosser R.M.									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2016	11	0	0	0	0	0	n/a	n/a	11
February 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
February 2016	8	1	0	0	0	0	n/a	n/a	9
February 2015	3	8	0	0	0	0	n/a	n/a	11
Taché R.M.									
February 2016	7	0	0	0	0	0	n/a	n/a	7
February 2015	7	0	1	0	0	19	n/a	n/a	27
West St. Paul R.M.									
February 2016	4	0	0	0	0	0	n/a	n/a	4
February 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
February 2016	176	20	0	0	31	56	n/a	n/a	283
February 2015	131	11	1	2	11	50	n/a	n/a	206

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Winnipeg City	104	82	16	4	22	12	85	47	227	145	56.6
East St. Paul R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Ritchot R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	3	3	0	0	0	0	0	0	3	3	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	2	6	0	3	0	0	0	11	2	**
Tache R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	123	99	22	4	25	12	85	47	255	162	57.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	188	171	34	20	31	71	231	274	484	536	-9.7
East St. Paul R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	15	9	0	0	0	0	0	0	15	9	66.7
Ritchot R.M.	4	5	0	2	0	0	0	0	4	7	-42.9
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	9	8	0	0	0	0	0	0	9	8	12.5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	4	6	2	3	0	0	0	13	6	116.7
Tache R.M.	3	2	0	0	0	0	0	0	3	2	50.0
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	234	213	40	24	34	71	231	274	539	582	-7.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Winnipeg City	22	12	0	0	85	47	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	25	12	0	0	85	47	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	31	23	0	48	85	47	146	227
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	34	23	0	48	85	47	146	227

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Winnipeg City	120	86	107	59	0	0	227	145
East St. Paul R.M.	2	3	0	0	0	0	2	3
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	5	4	0	0	0	0	5	4
Ritchot R.M.	4	3	0	0	0	0	4	3
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	3	3	0	0	0	0	3	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	2	3	0	0	0	11	2
Tache R.M.	0	2	0	0	0	0	0	2
West St. Paul R.M.	2	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	145	103	110	59	0	0	255	162

Table 2.5: Starts by Submarket and by Intended Market January - February 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	216	191	122	70	146	275	484	536
East St. Paul R.M.	4	8	0	0	0	0	4	8
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	15	9	0	0	0	0	15	9
Ritchot R.M.	4	7	0	0	0	0	4	7
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	9	8	0	0	0	0	9	8
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	6	3	0	0	0	13	6
Tache R.M.	3	2	0	0	0	0	3	2
West St. Paul R.M.	4	4	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	268	237	125	70	146	275	539	582

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Winnipeg City	178	129	34	4	13	26	2	146	227	305	-25.6
East St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	10	0	0	0	0	0	0	0	10	0	n/a
Ritchot R.M.	3	2	2	0	0	0	0	0	5	2	150.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	11	4	0	0	0	0	0	0	11	4	175.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	4	2	10	0	0	0	0	12	14	-14.3
Tache R.M.	5	7	0	0	0	4	0	30	5	41	-87.8
West St. Paul R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	225	155	38	14	13	30	2	176	278	375	-25.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	241	279	36	14	47	26	40	217	364	536	-32.1
East St. Paul R.M.	7	3	0	0	0	0	0	0	7	3	133.3
Headingley R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
MacDonald R.M.	10	7	0	0	0	0	0	0	10	7	42.9
Ritchot R.M.	3	4	2	2	0	0	0	0	5	6	-16.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	17	9	0	0	0	0	0	0	17	9	88.9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	14	11	2	10	0	0	0	0	16	21	-23.8
Tache R.M.	8	10	0	0	0	4	0	30	8	44	-81.8
West St. Paul R.M.	10	6	0	0	0	0	0	0	10	6	66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	311	332	40	26	47	30	40	247	438	635	-31.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Winnipeg City	4	26	9	0	0	144	2	2
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	4	30	9	0	0	174	2	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	38	26	9	0	32	144	8	73
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	38	30	9	0	32	174	8	73

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Winnipeg City	202	131	14	172	11	2	227	305
East St. Paul R.M.	2	2	0	0	0	0	2	2
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	10	0	0	0	0	0	10	0
Ritchot R.M.	5	2	0	0	0	0	5	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	11	4	0	0	0	0	11	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	14	0	0	2	0	12	14
Taché R.M.	5	11	0	30	0	0	5	41
West St. Paul R.M.	5	6	0	0	0	0	5	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	**251**	**171**	**14**	**202**	**13**	**2**	**278**	**375**

Table 3.5: Completions by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	265	291	82	172	17	73	364	536
East St. Paul R.M.	7	3	0	0	0	0	7	3
Headingley R.M.	1	2	0	0	0	0	1	2
MacDonald R.M.	10	7	0	0	0	0	10	7
Ritchot R.M.	5	6	0	0	0	0	5	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	17	9	0	0	0	0	17	9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	14	21	0	0	2	0	16	21
Taché R.M.	8	14	0	30	0	0	8	44
West St. Paul R.M.	10	6	0	0	0	0	10	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	**337**	**360**	**82**	**202**	**19**	**73**	**438**	**635**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
February 2016	27	20.6	52	39.7	17	13.0	17	13.0	18	13.7	131	-	411,793
February 2015	25	22.9	31	28.4	20	18.3	15	13.8	18	16.5	109	-	414,945
Year-to-date 2016	48	24.5	69	35.2	30	15.3	20	10.2	29	14.8	196	-	412,964
Year-to-date 2015	39	16.7	68	29.1	57	24.4	33	14.1	37	15.8	234	-	424,821
East St. Paul R.M.													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Headingley R.M.													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
MacDonald R.M.													
February 2016	1	10.0	0	0.0	5	50.0	1	10.0	3	30.0	10	-	506,701
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	16.7	0	0.0	5	41.7	2	16.7	3	25.0	12	-	506,701
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	557,298
Rockwood R.M.													
February 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Rosser R.M.													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
February 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2015	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	-	-
St. Francois Xavier R.M.													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Subarea	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
February 2016	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	-	359,975
February 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2016	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	-	399,975
Year-to-date 2015	0	0.0	2	25.0	4	50.0	1	12.5	1	12.5	8	-	399,368
Taché R.M.													
February 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
February 2015	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	-	-
West St. Paul R.M.													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
First Nations													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
February 2016	53	21.6	55	22.9	39	15.7	30	11.8	23	13.0	112	-	414,399
February 2015	38	23.1	51	25.6	22	18.2	15	13.6	25	20.7	131	-	422,883
Year-to-date 2016	59	23.6	73	31.5	38	16.4	22	9.5	40	17.2	232	-	414,388
Year-to-date 2015	46	17.3	72	27.1	62	23.3	39	13.8	32	19.5	266	-	427,864

Source: CMHC (Market Absorption Survey)

Table 6.1 Average Price ($) of Absorbed Single-Detached Units
February 2016

Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
East St. Paul (M)	-	-	n/a	-	-	n/a
Headingley (M)	-	-	n/a	-	-	n/a
MacDonald (M)	[illegible]	-	n/a	[illegible]	[illegible]	[illegible]
Ritchot (M)	-	-	n/a	-	-	n/a
Rosser (M)	-	-	n/a	-	-	n/a
St. Clements (M)	-	-	n/a	-	-	n/a
St. Francois Xavier (M)	-	-	n/a	-	-	n/a
Springfield (M)	[illegible]	-	n/a	[illegible]	[illegible]	[illegible]
Taché (M)	-	-	n/a	-	-	n/a
West St. Paul (M)	-	-	n/a	[illegible]	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Winnipeg
February 2016

		Number of Sales	Y/Y% Ch	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Y/Y% Ch	Average Price ($) SA
2015	January	934	9.7	1,045	1,866	1,894	55.2	361,913	8.4	376,854
	February	1,034	3.9	982	1,974	1,827	53.8	366,837	9.8	372,918
	March	1,577	18.3	1,229	3,179	3,064	40.1	381,395	1.3	373,994
	April	1,313	5.7	1,334	3,556	3,764	35.1	390,456	5.6	381,384
	May	1,453	2.4	1,457	3,483	3,658	37.5	387,587	6.1	374,977
	June	1,467	8.5	1,384	3,392	3,755	37.7	381,160	5.4	374,340
	July	1,338	9.3	1,211	3,141	3,709	36.4	381,284	6.8	381,384
	August	1,197	18.9	1,266	2,889	3,785	33.7	376,397	5.3	385,140
	September	1,286	2.8	1,219	3,064	3,894	34.3	376,041	9.5	381,334
	October	1,311	3.7	1,303	3,079	3,861	33.8	371,709	5.4	373,390
	November	894	18.1	1,164	2,276	3,053	37.9	378,134	9.3	383,776
	December	978	9.3	1,310	686	1,897	69.7	384,990	3.4	381,313
2016	January	934	9.3	1,076	1,333	1,950	55.2	373,134	9.9	382,807
	February	773	33.9	1,119	1,537	1,939	57.5	378,697	9.3	383,934
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,545	9.7		9,019			371,709	6.7	
	Q1 2016	1,707			4,749			376,697		
	YTD 2015	3,545	9.7		9,019			371,709	6.7	
	YTD 2016	1,707	18.6		4,749			376,697	9.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA®, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.0	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64		126.4	424	6.4	68.8	866
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

'P & I' means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
'NHPI' means New Housing Price Index
'CPI' means Consumer Price Index
'SA' means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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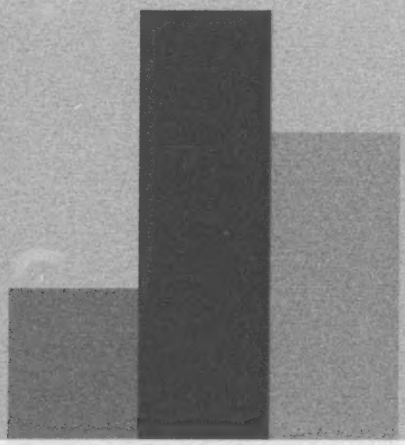

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